

**PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

November 16, 2005

MEMBERS PRESENT: Emery Zahner, Geri Kupecky, Robert Hoffman, Cliff Aucter and Alternate James Prichard

MEMBERS ABSENT: Mort Heidari, Lori Spielman, and Alternate Arlo Hoffman

STAFF PRESENT: Robert Phillips, Town Planner and Kristin Michaud, Recording Secretary

I. CALL TO ORDER

Chairman Zahner called the Planning & Zoning Commission (PZC) special meeting to order at 6:04 PM at the Ellington Town Hall Annex, 55 Main Street, Ellington, CT.

II. UNFINISHED BUSINESS:

1. DISCUSSION: CLARIFICATIONS AND INCONSISTENCIES TO CURRENT ZONING REGULATIONS.

Bruce Hoben, of the consulting group Planimetrics, reviewed the clarifications and organization of the regulations and explained why the changes are important. He stated that it will make the regulations easier to read and understand. Robert Phillips, Town Planner, concurred with that statement and added that the proposed reorganization of the Table of Contents will be greatly beneficial to staff and the public.

The Commission agreed to review the changes and meet again for a special meeting on December 15, 2005.

2. DISCUSSION: LAND USE PERMIT FEE MODIFICATIONS.

Robert Phillips, Town Planner, reviewed the draft fee schedule with the Commission and explained the reasoning for the increases.

Commissioner B. Hoffman stated that the fee for public hearings was too high and that some applicants for small projects requiring a special permit may not be able to afford the fees. Other commissioners thought the fees were reasonable.

Robert Phillips, Town Planner, stated that if we remove some special permit designations that may inconvenience small applications then that may take care of that. He stated that this is a good exercise for the commission to look at both the fees and regulation reorganization and cross-reference with each other.

The Commission agreed to review the fee schedule and regulation reorganization further and meet again for a special meeting on December 15, 2005.

III. ADJOURNMENT:

**MOVED (AUCTIONER), SECONDED (KUPCECKY) AND PASSED UNANIMOUSLY TO
ADJOURN THE MEETING AT 7:30 PM.**

Respectfully Submitted,

Kristin Michaud
Recording Secretary